

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 18 July, 2024 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Andrew (Chairman), Marr, Masson, Walker and Wetherell.

Also present: County Cllr Elkins. District Cllr R Bower. Val Knight (Clerk).

37/24 **Welcome and Safety Procedures** – Cllr Andrew welcomed everyone to the meeting and explained safety procedures.

38/24 **Apologies** – Cllrs Buckenham and Joyce. District Cllrs P Bower and P Kelly.

39/24 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Marr, Masson and Walker declared membership of Kingston Gorse Estate.

40/24 **Public Opportunity** – One member of the public was present.

With the permission of the Chairman, District Cllr R Bower spoke at this point and gave an update on current District matters:

- District Cllr Bence had resigned from the Conservative party and this had resulted in the appointment of a replacement Conservative member for various Arun committees and groups
- The scheme for an Arundel Bypass has been deferred by Government.

County Cllr Elkins added

- The new Government are consulting on the NPPF (National Planning Policy Framework) and information is awaited on that including definitions on what land will be protected from development and to what extent and on how housing figures will be set for local authorities.

The Chairman thanked District Cllr R Bower for attending the meeting despite being unwell. District Cllr Bower then left the meeting.

41/24 **Minutes** of the meeting held on the 16 May, 2024 were approved as a correct record and signed by the Chairman. There were no matters arising.

42/24 **Planning Applications** -

a) **Consideration** of current applications – The following comments were agreed:

K/23/24/PL Seaways, 50 Coastal Road - Demolition and erection of 1 No. self build dwelling to include a swimming pool. This application is in CIL Zone 4 and is CIL Liable as a new dwelling

No objection providing the case officer is satisfied there will be no undue overlooking of neighbouring properties that affects their privacy.

b) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members) were noted:

K/22/24/HH Tye House 19 Coastal Road - Roof alterations including new rear dormer, raise first floor terrace deck level, front step-free access and alterations to fenestration/openings. Changes to driveway material. New cladding to south elevation.

Comment submitted: **No objection** providing the case officer considers whether the west end of the balcony should have privacy glass per condition 3 of approval for K/18/02

c) **Planning Application K/46/23/PL** – It was noted that:

- the Call-in request made to the Secretary of State had been refused
- District have yet to formally approve the application.
- When this occurs, Council has agreed to seek legal advice on whether there are sufficient grounds to seek a judicial review.

It was agreed to recommend to Council that, when the advice is received, the Clerk to progress action in liaison with the Chairman and Vice-Chairman of Council.

- d) **Planning Enforcement** – Regarding the aerial on a residence along Gorse Avenue, the Clerk had been in touch with a resident who confirmed it is still felt to be visually intrusive to neighbouring properties. It was agreed that the Clerk would contact the MOD to draw attention to this large communications aerial and ask whether the MOD is interested in being informed of these or is aware of any other body/organisations that might be interested.

43/24 **Arun District Council**

Arun Planning Committee – It was noted that Cllr Marr attended the meeting on 10 July, 2024 to speak on planning application K/13/24/PL but the application was approved.

Status of Planning Applications - To note the following:

Undecided as at agenda date: K/46/23/PL re Land north-east of Kingston Lane (see above)

Approved: K/7/24/PL re Sundowners, Gorse Avenue K/11/24/HH re La Mer, Middle Way, K/13/24/PL re Flint Barn, Peak Lane, K/16/24/HH re Panorama, Golden Acre, K/18/24/HH re 27 Golden Avenue, K/19/24/DOC re Kingston Manor, Kingston Lane

Refused: K/10/24/CLP re Flint Barn Peak Lane

- 45/24 **Arun Economy Committee** – Further to Minute 31/24, it was agreed to respond to the formal consultation received from District on the report on Additional Beach Huts as considered by the Arun Economy Committee on 16 April, 2024 reiterating and expanding on the comments as set out in Minute 31/24.

- 46/24 **Kingston Neighbourhood Plan (NP)** – It was agreed Cllr Wetherell would continue to review the existing NP with a view to making some minor modifications such as updating references to bring the existing NP up to date and then wait to review it further in the light of changes to the NPPF by the new Government (when available).

47/24 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife (condition): The Clerk advised that Cllr Joyce had verbally reported to her that there had been an excess of weed in the Rife, but this had been dealt with by the Environment Agency (EA). The Clerk advised that if any Member spots an issue with the Rife a photo is very helpful when reporting it on to the EA.

Threat from Asian Hornets: Deferred in the absence of Cllr Joyce.

Flood Action Group (FIAG): Deferred

- 48/24 **Environment Working Group (EWG)** – Deferred in the absence of Cllr Buckenham.

The Chairman closed the meeting at 7.47 pm.

Chairman

Date.....